



Commitment for Title Insurance

File #: 160482 REVISED

Issued By Old Republic National Title Insurance Company

Old Republic National Title Insurance Company, a Minnesota corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A. This commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at: www.alta.org.

Issued through the Office of


MAUMEE VALLEY TITLE AGENCY, INC.,
414 W. THIRD STREET
DEFIANCE, OH 43512

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By

Attest

President

Secretary

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ORT Form 4308
ALTA Commitment for Title Insurance 6/06

AMERICAN
LAND TITLE
ASSOCIATION



(160482.PFD/160482/9)



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
Schedule A
Commitment

File Number: 160482 REVISED

1. Effective Date: July 18, 2016 at 08:00 AM
2. The policy or policies to be issued are: Amount
 - (a) Owner's Policy: ALTA Own. Policy (06/17/06)
Proposed Insured:
TO BE DETERMINED
 - (b) Loan Policy:
Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in: BLUE STREAM DAIRY, INC. (Tracts 1, 2, 3); OHIO DECORATIVE PRODUCTS, INC. (Tracts 4, 6, 7, 9, 10 & 11) and MOELLER LAND & CATTLE COMPANY, INC. (Tracts 5 & 8).
5. The land referred to in this Commitment is described as follows:
See Exhibit A - Legal Description attached hereto.

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OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
Schedule B - Section I
Commitment

REQUIREMENTS

File Number: 160482 REVISED

Effective Date: July 18, 2016

The following are the requirements to be complied with:

1. Payment of the full consideration to, or for the account of, the grantors or mortgagor.
2. Instruments in insurable form which must be executed, delivered, and duly filed for record, to wit:
3. Warranty Deed from Blue Stream Dairy, LLC successor by conversion of Blue Stream Dairy, Inc. to To Be Determined vesting fee simple title.
4. Warranty Deed from Ohio Decorative Products, LLC, successor by conversion of Ohio Decorative Products, Inc. to To Be Determined vesting fee simple title.
5. Warranty Deed from Moeller Land & Cattle Company, Inc to To Be Determined vesting fee simple title.
6. Furnish Resolution of Blue Stream Dairy, LLC, an Ohio Limited Liability Company, authorizing the sale of premises described in Exhibit A hereof, identifying the member(s) who will execute the documents and granting said member(s) full authority to act on behalf of said LLC.
7. Furnish Resolution of Ohio Decorative Products, LLC, an Ohio Limited Liability Company, authorizing the sale of premises described in Exhibit A hereof, identifying the member(s) who will execute the documents and granting said member(s) full authority to act on behalf of said LLC.
8. Corporate Resolution from Moeller Land & Cattle Company, Inc. authorizing the sale of premises described in Exhibit A hereof and indicating who will execute documents on behalf of said Corporation.
9. Certificate of Good Standing for Blue Stream Dairy, LLC, from the Ohio Secretary of State.
10. Certificate of Good Standing for Ohio Decorative Products, LLC, from the Ohio Secretary of State.
11. Certificate of Good Standing for Moeller Land & Cattle Company, Inc. from the Ohio Secretary of State.
12. The Company shall make other requirements and/or exceptions upon its review of the documents creating the estate or interest to be insured, or upon otherwise ascertaining details of the transaction.

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OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
Schedule B - Section II
Commitment

EXCEPTIONS

File Number: 160482 REVISED

Effective Date: July 18, 2016

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any facts, rights, interests, or claims that are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Any encroachment, encumbrance, violation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the public records.
5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
6. Subject to any oil and/or gas lease, pipeline agreement, or other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.
7. The lien of real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.
8. Delinquent utility charges, weed cutting, and waste removal charges may become a lien on the subject real estate. No liability is assumed by the company for ascertaining the status of these charges. The proposed insured is cautioned to obtain the current status of these payments.
9. Taxes or assessments approved, levied or enacted by the State, County, Municipality, Township or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including but not limited to any retroactive increases in taxes or assessments resulting from any retroactive increase in the valuation of the land by the State, County, Municipality, Township, or other taxing authority.

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ORT Form 4308 BII
Schedule B II
ALTA Commitment for Title Insurance 6/06



(160482.PFD/160482/9)

Schedule B-Section II
(Continued)

File Number: 160482 REVISED

10. Tax Parcel Number: 01-000692.0000 (Pt Tract 1 - 114.98A - Vacant) Taxes and Assessments for the first half of 2015 in the amount of \$2,168.40 are PAID. Taxes and Assessments in the amount of \$2,168.40 are PAID. Taxes and assessments for 2015 and all prior years are PAID. Taxes and assessments for the year 2016 payable 2017 are a lien, but not yet due or payable.

Buildings on this parcel are subject to a Tax Increment Financing (TIF) Agreement shown under Tax Parcel Number: 01-000692.0300 through tax year 2030 payable 2031. The TIF payment for the 2015 tax year in the amount of \$24,199.46 is PAID. TIF payments for future years are a lien, but not yet due or payable.

Attention is directed to the fact that the premises are currently listed on the Auditor's Agricultural Land Tax List and are currently taxed at its agricultural use under the provisions of Section 5713.31 of the Ohio Revised Code. If the land is removed from the Agricultural Land Tax List, a charge may be levied against the land in an amount equal to the amount of tax savings enjoyed by the owner during the four tax years immediately preceding the year in which the conversion occurs. Under Section 5713.34 the charge shall constitute a lien upon the land as of the first day of January of the tax year in which the charge is levied. No liability is assumed under the title insurance commitment/policy for any lien arising under the provision of Section 5713.34.

11. Tax Parcel Number: 01-000692.0100 (Pt Tract 1 - 3.6550A - Vacant) Taxes and Assessments for the first half of 2015 in the amount of \$88.26 are PAID. Taxes and Assessments in the amount of \$77.23 are PAID. Taxes and assessments for 2015 and all prior years are PAID. Taxes and assessments for the year 2016 payable 2017 are a lien, but not yet due or payable.
12. Tax Parcel Number: 01-000692.0200 (Pt Tract 1 - 0.3850A - Vacant) Taxes and Assessments for the first half of 2015 in the amount of \$14.33 are PAID. Taxes and Assessments in the amount of \$8.33 are PAID. Taxes and assessments for 2015 and all prior years are PAID. Taxes and assessments for the year 2016 payable 2017 are a lien, but not yet due or payable.
13. Tax Parcel Number: 01-000696.0100 (Tract 2 - 2.9620A) Taxes and Assessments for the first half of 2015 in the amount of \$413.88 are PAID. Taxes and Assessments in the amount of \$407.88 are PAID. Taxes and assessments for 2015 and all prior years are PAID. Taxes and assessments for the year 2016 payable 2017 are a lien, but not yet due or payable.
14. Tax Parcel Number: 01-000680.0000 (Tract 3 - 1.4100A) Taxes and Assessments for the first half of 2015 in the amount of \$651.42 are PAID. Taxes and Assessments in the amount of \$639.42 are PAID. Taxes and assessments for 2015 and all prior years are PAID. Taxes and assessments for the year 2016 payable 2017 are a lien, but not yet due or payable.

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Schedule B-Section II

(Continued)

File Number: 160482 REVISED

15. Tax Parcel Number: 01-000372.0000 (Tract 4 - 142.5180A - Vacant) Taxes and Assessments for the first half of 2015 in the amount of \$3,009.44 are PAID. Taxes and Assessments in the amount of \$3,005.54 are PAID. Taxes and assessments for 2015 and all prior years are PAID. Taxes and assessments for the year 2016 payable 2017 are a lien, but not yet due or payable.

Attention is directed to the fact that the premises are currently listed on the Auditor's Agricultural Land Tax List and are currently taxed at its agricultural use under the provisions of Section 5713.31 of the Ohio Revised Code. If the land is removed from the Agricultural Land Tax List, a charge may be levied against the land in an amount equal to the amount of tax savings enjoyed by the owner during the four tax years immediately preceding the year in which the conversion occurs. Under Section 5713.34 the charge shall constitute a lien upon the land as of the first day of January of the tax year in which the charge is levied. No liability is assumed under the title insurance commitment/policy for any lien arising under the provision of Section 5713.34.

16. Tax Parcel Number: 17-34S-001-00 (Tract 5 - 178.673A - Vacant) Taxes and Assessments for the first half of 2015 in the amount of \$3,018.55 are PAID. Taxes and Assessments in the amount of \$3,018.55 are PAID. Taxes and assessments for 2015 and all prior years are PAID. Taxes and assessments for the year 2016 payable 2017 are a lien, but not yet due or payable.

Attention is directed to the fact that the premises are currently listed on the Auditor's Agricultural Land Tax List and are currently taxed at its agricultural use under the provisions of Section 5713.31 of the Ohio Revised Code. If the land is removed from the Agricultural Land Tax List, a charge may be levied against the land in an amount equal to the amount of tax savings enjoyed by the owner during the four tax years immediately preceding the year in which the conversion occurs. Under Section 5713.34 the charge shall constitute a lien upon the land as of the first day of January of the tax year in which the charge is levied. No liability is assumed under the title insurance commitment/policy for any lien arising under the provision of Section 5713.34.

17. Tax Parcel Number: 05-06S-002-00 (Tracts 6 & 7 - 205.361A - Vacant) Taxes and Assessments for the first half of 2015 in the amount of \$3,329.74 are PAID. Taxes and Assessments in the amount of \$3,329.74 are PAID. Taxes and assessments for 2015 and all prior years are PAID. Taxes and assessments for the year 2016 payable 2017 are a lien, but not yet due or payable.

Attention is directed to the fact that the premises are currently listed on the Auditor's Agricultural Land Tax List and are currently taxed at its agricultural use under the provisions of Section 5713.31 of the Ohio Revised Code. If the land is removed from the Agricultural Land Tax List, a charge may be levied against the land in an amount equal to the amount of tax savings enjoyed by the owner during the four tax years immediately preceding the year in which the conversion occurs. Under Section 5713.34 the charge shall constitute a lien upon the land as of the first day of January of the tax year in which the charge is levied. No liability is assumed under the title insurance commitment/policy for any lien arising under the provision of Section 5713.34.

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Schedule B-Section II
(Continued)

File Number: 160482 REVISED

18. Tax Parcel Number: 27-20S-002-00 (Tract 8 - 61.141A - Vacant) Taxes and Assessments for the first half of 2015 in the amount of \$853.57 are PAID. Taxes and Assessments in the amount of \$853.57 are PAID. Taxes and assessments for 2015 and all prior years are PAID. Taxes and assessments for the year 2016 payable 2017 are a lien, but not yet due or payable.

Attention is directed to the fact that the premises are currently listed on the Auditor's Agricultural Land Tax List and are currently taxed at its agricultural use under the provisions of Section 5713.31 of the Ohio Revised Code. If the land is removed from the Agricultural Land Tax List, a charge may be levied against the land in an amount equal to the amount of tax savings enjoyed by the owner during the four tax years immediately preceding the year in which the conversion occurs. Under Section 5713.34 the charge shall constitute a lien upon the land as of the first day of January of the tax year in which the charge is levied. No liability is assumed under the title insurance commitment/policy for any lien arising under the provision of Section 5713.34.

19. Tax Parcel Number: 27-17S-007-00 (Tracts 9 & 10 - 121.76A) Taxes and Assessments for the first half of 2015 in the amount of \$1,746.14 are PAID. Taxes and Assessments in the amount of \$1,746.14 are PAID. Taxes and assessments for 2015 and all prior years are PAID. Taxes and assessments for the year 2016 payable 2017 are a lien, but not yet due or payable.

Attention is directed to the fact that the premises are currently listed on the Auditor's Agricultural Land Tax List and are currently taxed at its agricultural use under the provisions of Section 5713.31 of the Ohio Revised Code. If the land is removed from the Agricultural Land Tax List, a charge may be levied against the land in an amount equal to the amount of tax savings enjoyed by the owner during the four tax years immediately preceding the year in which the conversion occurs. Under Section 5713.34 the charge shall constitute a lien upon the land as of the first day of January of the tax year in which the charge is levied. No liability is assumed under the title insurance commitment/policy for any lien arising under the provision of Section 5713.34.

20. Tax Parcel Number: 27-16S-005-00 (Tract 11 - 101.125A - Vacant) Taxes and Assessments for the first half of 2015 in the amount of \$1,365.67 are PAID. Taxes and Assessments in the amount of \$1,365.67 are PAID. Taxes and assessments for 2015 and all prior years are PAID. Taxes and assessments for the year 2016 payable 2017 are a lien, but not yet due or payable.

Attention is directed to the fact that the premises are currently listed on the Auditor's Agricultural Land Tax List and are currently taxed at its agricultural use under the provisions of Section 5713.31 of the Ohio Revised Code. If the land is removed from the Agricultural Land Tax List, a charge may be levied against the land in an amount equal to the amount of tax savings enjoyed by the owner during the four tax years immediately preceding the year in which the conversion occurs. Under Section 5713.34 the charge shall constitute a lien upon the land as of the first day of January of the tax year in which the charge is levied. No liability is assumed under the title insurance commitment/policy for any lien arising under the provision of Section 5713.34.

21. Memorandum of Wind Energy Easement Agreement dated January 31, 2012, filed for record March 13, 2012 at 2:45 p.m. in Volume 366, Page 1912 of the Van Wert County, Official Records. (Tract 1) (copy attached)

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ALTA Commitment for Title Insurance 6/06



(160482.PFD/160482/9)

Schedule B-Section II

(Continued)

File Number: 160482 REVISED

22. Resolution passed by Board of Township Trustees, Tully Township, Van Wert County, Ohio dated December 26, 2000, filed for record December 29, 2006 at 9:49 a.m. in Volume 326, Page 676 of the Van Wert County, Ohio, Official Records. (Pt Tract 1) (copy attached)
23. Right-of-Way Easement granted to the Board of the Van Wert County Commissioners dated April 2, 1999, filed for record April 6, 1999 at 2:57 p.m. in Volume 231, Page 307 of the Van Wert County, Ohio, Official Records. (Pt Tract 1) (copy attached)
24. Oil, Gas, and Storage Lease granted to Belden & Blake Corporation dated September 22, 1981, filed for record October 5, 1981 at 1:22 p.m. in Volume 34, Page 70 of the Van Wert County, Ohio, Lease Records (Tract 1); Affidavit of Noncompliance May 4, 2000, filed for record May 8, 2000 at 3:55 p.m. in Volume 248, Page 1909 of the Van Wert County, Ohio, Official Records. (Pt Tract 1) (copies attached)
25. Oil and Gas Lease granted to The Ohio Oil Co. dated June 1, 1903, filed for record July 1, 1903 at 8:30 a.m. in Volume 13, Page 581 of the Van Wert County, Ohio, Lease Records. (Tract 1) (copy attached)
26. Easement granted to the Van Wert County Commissioners, dated February 8, 1968, filed for record March 27, 1968 at 10:43 a.m. in Volume 2, Page 1071 of the Van Wert County, Ohio, Easement Records. (Tract 2) (copy attached)
27. Easement granted to American Telephone and Telegraph Company, dated May 13, 1965, filed for record May 21, 1965 at 11:11 a.m. in Volume 2, Page 181 of the Van Wert County, Ohio, Easement Records. (Tract 4) (copy attached)
28. Journal Entry- Appropriation of Easements, etc filed for record May 10, 1967 in Volume 180, Page 774 of the Van Wert County, Ohio, Deed Records. (Tract 4) (copy attached)
29. Memorandum of Wind Energy Lease and Agreement with Grant of Easements granted to Paulding Wind Farm II LLC dated October 8, 2010, filed for record November 18, 2010 at 1:49 p.m. in Volume 541, Page 2249 of the Paulding County, Ohio, Official Records; Assignment and Assumption Agreement granted to Paulding Wind Farm IV LLC dated July 5, 2011, filed for record July 6, 2011 at 2:33 p.m. in Volume 546, Page 529 of the Paulding County, Ohio, Official Records; Assignment and Assumption of Wind Energy Lease and Agreement with Grant of Easements dated January 3, 2012, filed for record January 20, 2012 at 2:59 p.m. in Volume 549, Page 1038 of the Paulding County, Ohio, Official Records. (Tract 5) (copies attached)
30. Right-of-Way Easement granted to Michigan Gas Transmission Corporation, dated March 24, 1936, filed for record April 15, 1936 at 2:00 p.m. in Volume 124, Page 172 of the Paulding County, Ohio, Deed Records. (Tract 5) (copy attached)
31. Right of Way granted to The Buckeye Pipe Line Company, dated February 2, 1925, filed for record April 27, 1925 at 9:05 a.m. in Volume 4, Page 241 of the Paulding County, Ohio, Lease Records. (Tract 5) (copy attached)
32. Right of Way granted to The Buckeye Pipe Line Company, dated October 27, 1924, filed for record March 5, 1925 at 10:00 a.m. in Volume 4, Page 221 of the Paulding County, Ohio, Lease Records. (Tract 5) (copy attached)
33. Easement granted to The North Western Ohio Light Company, dated October 14, 1916, filed for record October 12, 1917 at 2:30 p.m. in Volume 4, Page 17 of the Paulding County, Ohio, Lease Records. (Tract 5) (copy attached)

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Schedule B-Section II
(Continued)

File Number: 160482 REVISED

34. Oil and Gas Lease granted to Aetna Drilling Company, dated April 16, 1924, filed for record June 23, 1924 at 2:35 p.m. in Volume 4, Page 123 of the Paulding County, Ohio, Oil and Gas Lease Records. (Tract 5) (copy attached)
35. Deed of Easement granted to The Ohio Power Company, dated May 18, 1935, filed for record June 14, 1935 at 11:00 a.m. in Volume 5, Page 439 of the Paulding County, Ohio, Lease Records. (Tract 5) (copy attached)
36. Memorandum of Wind Energy Lease and Agreement with Grant of Easements granted to Paulding Wind Farm II LLC dated August 19, 2010, filed for record September 21, 2010 at 1:50 p.m. in Volume 540, Page 1451 of the Paulding County, Ohio, Official Records; Assignment and Assumption Agreement granted to Paulding Wind Farm IV LLC dated July 5, 2011, filed for record July 6, 2011 at 2:33 p.m. in Volume 546, Page 529 of the Paulding County, Ohio, Official Records; Assignment and Assumption of Wind Energy Lease and Agreement with Grant of Easements dated April 20, 2012, filed for record April 20, 2012 at 2:56 p.m. in Volume 550, Page 2291 of the Paulding County, Ohio, Official Records. (Tracts 6, 7 & 11) (copies attached)
37. Memorandum of Wind Energy Lease and Agreement with Grant of Easements granted to Paulding Wind Farm IV LLC dated June 28, 2011, filed for record July 12, 2011 at 1:15 p.m. in Volume 546, Page 923 of the Paulding County, Ohio, Official Records. (Tracts 8, 9 & 10) (copy attached)
38. Rights of the public and the County of Van Wert in and to that portion of subject premises lying within the right of way of Feasby-Wisener Road and Mentzer Church Road (Tract 1); Mentzer Church Road (Tracts 2 & 3); Feasby-Wisener Road, Lare Road and US Route 30 (Tract 4).
39. Rights of the public and the County of Paulding in and to that portion of subject premises lying within the right of way of County Road 94 and State Route 49 (Tract 5); County Road 71 (Tract 6); County Road 71 and County Road 82 (Tract 7); County Road 124 (Tracts 8, 9 & 10); County Road 87 (Tract 11).
40. Notwithstanding the reference to acreage or square footage in the description set forth in Exhibit A hereof, this commitment/policy does not insure nor guarantee the acreage or quantity of land set forth therein.
41. Oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.

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OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
Schedule B - Section II
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EXCEPTIONS

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1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any facts, rights, interests, or claims that are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Any encroachment, encumbrance, violation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the public records.
5. Rights of parties in possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
6. Subject to any oil and/or gas lease, pipeline agreement, or other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.
7. The lien of real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.
8. Delinquent utility charges, weed cutting, and waste removal charges may become a lien on the subject real estate. No liability is assumed by the company for ascertaining the status of these charges. The proposed insured is cautioned to obtain the current status of these payments.
9. Taxes or assessments approved, levied or enacted by the State, County, Municipality, Township or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including but not limited to any retroactive increases in taxes or assessments resulting from any retroactive increase in the valuation of the land by the State, County, Municipality, Township, or other taxing authority.

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Schedule B-Section II
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10. Tax Parcel Number: 01-000692.0000 (Pt Tract 1 - 114.98A - Vacant) Taxes and Assessments for the first half of 2015 in the amount of \$2,168.40 are PAID. Taxes and Assessments in the amount of \$2,168.40 are PAID. Taxes and assessments for 2015 and all prior years are PAID. Taxes and assessments for the year 2016 payable 2017 are a lien, but not yet due or payable.

Buildings on this parcel are subject to a Tax Increment Financing (TIF) Agreement shown under Tax Parcel Number: 01-000692.0300 through tax year 2030 payable 2031. The TIF payment for the 2015 tax year in the amount of \$24,199.46 is PAID. TIF payments for future years are a lien, but not yet due or payable.

Attention is directed to the fact that the premises are currently listed on the Auditor's Agricultural Land Tax List and are currently taxed at its agricultural use under the provisions of Section 5713.31 of the Ohio Revised Code. If the land is removed from the Agricultural Land Tax List, a charge may be levied against the land in an amount equal to the amount of tax savings enjoyed by the owner during the four tax years immediately preceding the year in which the conversion occurs. Under Section 5713.34 the charge shall constitute a lien upon the land as of the first day of January of the tax year in which the charge is levied. No liability is assumed under the title insurance commitment/policy for any lien arising under the provision of Section 5713.34.

11. Tax Parcel Number: 01-000692.0100 (Pt Tract 1 - 3.6550A - Vacant) Taxes and Assessments for the first half of 2015 in the amount of \$88.26 are PAID. Taxes and Assessments in the amount of \$77.23 are PAID. Taxes and assessments for 2015 and all prior years are PAID. Taxes and assessments for the year 2016 payable 2017 are a lien, but not yet due or payable.
12. Tax Parcel Number: 01-000692.0200 (Pt Tract 1 - 0.3850A - Vacant) Taxes and Assessments for the first half of 2015 in the amount of \$14.33 are PAID. Taxes and Assessments in the amount of \$8.33 are PAID. Taxes and assessments for 2015 and all prior years are PAID. Taxes and assessments for the year 2016 payable 2017 are a lien, but not yet due or payable.
13. Tax Parcel Number: 01-000696.0100 (Tract 2 - 2.9620A) Taxes and Assessments for the first half of 2015 in the amount of \$413.88 are PAID. Taxes and Assessments in the amount of \$407.88 are PAID. Taxes and assessments for 2015 and all prior years are PAID. Taxes and assessments for the year 2016 payable 2017 are a lien, but not yet due or payable.
14. Tax Parcel Number: 01-000680.0000 (Tract 3 - 1.4100A) Taxes and Assessments for the first half of 2015 in the amount of \$651.42 are PAID. Taxes and Assessments in the amount of \$639.42 are PAID. Taxes and assessments for 2015 and all prior years are PAID. Taxes and assessments for the year 2016 payable 2017 are a lien, but not yet due or payable.

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Schedule B-Section II
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15. Tax Parcel Number: 01-000372.0000 (Tract 4 - 142.5180A - Vacant) Taxes and Assessments for the first half of 2015 in the amount of \$3,009.44 are PAID. Taxes and Assessments in the amount of \$3,005.54 are PAID. Taxes and assessments for 2015 and all prior years are PAID. Taxes and assessments for the year 2016 payable 2017 are a lien, but not yet due or payable.

Attention is directed to the fact that the premises are currently listed on the Auditor's Agricultural Land Tax List and are currently taxed at its agricultural use under the provisions of Section 5713.31 of the Ohio Revised Code. If the land is removed from the Agricultural Land Tax List, a charge may be levied against the land in an amount equal to the amount of tax savings enjoyed by the owner during the four tax years immediately preceding the year in which the conversion occurs. Under Section 5713.34 the charge shall constitute a lien upon the land as of the first day of January of the tax year in which the charge is levied. No liability is assumed under the title insurance commitment/policy for any lien arising under the provision of Section 5713.34.

16. Tax Parcel Number: 17-34S-001-00 (Tract 5 - 178.673A - Vacant) Taxes and Assessments for the first half of 2015 in the amount of \$3,018.55 are PAID. Taxes and Assessments in the amount of \$3,018.55 are PAID. Taxes and assessments for 2015 and all prior years are PAID. Taxes and assessments for the year 2016 payable 2017 are a lien, but not yet due or payable.

Attention is directed to the fact that the premises are currently listed on the Auditor's Agricultural Land Tax List and are currently taxed at its agricultural use under the provisions of Section 5713.31 of the Ohio Revised Code. If the land is removed from the Agricultural Land Tax List, a charge may be levied against the land in an amount equal to the amount of tax savings enjoyed by the owner during the four tax years immediately preceding the year in which the conversion occurs. Under Section 5713.34 the charge shall constitute a lien upon the land as of the first day of January of the tax year in which the charge is levied. No liability is assumed under the title insurance commitment/policy for any lien arising under the provision of Section 5713.34.

17. Tax Parcel Number: 05-06S-002-00 (Tracts 6 & 7 - 205.361A - Vacant) Taxes and Assessments for the first half of 2015 in the amount of \$3,329.74 are PAID. Taxes and Assessments in the amount of \$3,329.74 are PAID. Taxes and assessments for 2015 and all prior years are PAID. Taxes and assessments for the year 2016 payable 2017 are a lien, but not yet due or payable.

Attention is directed to the fact that the premises are currently listed on the Auditor's Agricultural Land Tax List and are currently taxed at its agricultural use under the provisions of Section 5713.31 of the Ohio Revised Code. If the land is removed from the Agricultural Land Tax List, a charge may be levied against the land in an amount equal to the amount of tax savings enjoyed by the owner during the four tax years immediately preceding the year in which the conversion occurs. Under Section 5713.34 the charge shall constitute a lien upon the land as of the first day of January of the tax year in which the charge is levied. No liability is assumed under the title insurance commitment/policy for any lien arising under the provision of Section 5713.34.

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18. Tax Parcel Number: 27-20S-002-00 (Tract 8 - 61.141A - Vacant) Taxes and Assessments for the first half of 2015 in the amount of \$853.57 are PAID. Taxes and Assessments in the amount of \$853.57 are PAID. Taxes and assessments for 2015 and all prior years are PAID. Taxes and assessments for the year 2016 payable 2017 are a lien, but not yet due or payable.

Attention is directed to the fact that the premises are currently listed on the Auditor's Agricultural Land Tax List and are currently taxed at its agricultural use under the provisions of Section 5713.31 of the Ohio Revised Code. If the land is removed from the Agricultural Land Tax List, a charge may be levied against the land in an amount equal to the amount of tax savings enjoyed by the owner during the four tax years immediately preceding the year in which the conversion occurs. Under Section 5713.34 the charge shall constitute a lien upon the land as of the first day of January of the tax year in which the charge is levied. No liability is assumed under the title insurance commitment/policy for any lien arising under the provision of Section 5713.34.

19. Tax Parcel Number: 27-17S-007-00 (Tracts 9 & 10 - 121.76A) Taxes and Assessments for the first half of 2015 in the amount of \$1,746.14 are PAID. Taxes and Assessments in the amount of \$1,746.14 are PAID. Taxes and assessments for 2015 and all prior years are PAID. Taxes and assessments for the year 2016 payable 2017 are a lien, but not yet due or payable.

Attention is directed to the fact that the premises are currently listed on the Auditor's Agricultural Land Tax List and are currently taxed at its agricultural use under the provisions of Section 5713.31 of the Ohio Revised Code. If the land is removed from the Agricultural Land Tax List, a charge may be levied against the land in an amount equal to the amount of tax savings enjoyed by the owner during the four tax years immediately preceding the year in which the conversion occurs. Under Section 5713.34 the charge shall constitute a lien upon the land as of the first day of January of the tax year in which the charge is levied. No liability is assumed under the title insurance commitment/policy for any lien arising under the provision of Section 5713.34.

20. Tax Parcel Number: 27-16S-005-00 (Tract 11 - 101.125A - Vacant) Taxes and Assessments for the first half of 2015 in the amount of \$1,365.67 are PAID. Taxes and Assessments in the amount of \$1,365.67 are PAID. Taxes and assessments for 2015 and all prior years are PAID. Taxes and assessments for the year 2016 payable 2017 are a lien, but not yet due or payable.

Attention is directed to the fact that the premises are currently listed on the Auditor's Agricultural Land Tax List and are currently taxed at its agricultural use under the provisions of Section 5713.31 of the Ohio Revised Code. If the land is removed from the Agricultural Land Tax List, a charge may be levied against the land in an amount equal to the amount of tax savings enjoyed by the owner during the four tax years immediately preceding the year in which the conversion occurs. Under Section 5713.34 the charge shall constitute a lien upon the land as of the first day of January of the tax year in which the charge is levied. No liability is assumed under the title insurance commitment/policy for any lien arising under the provision of Section 5713.34.

21. Memorandum of Wind Energy Easement Agreement dated January 31, 2012, filed for record March 13, 2012 at 2:45 p.m. in Volume 366, Page 1912 of the Van Wert County, Official Records. (Tract 1) (copy attached)

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Schedule B-Section II
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22. Resolution passed by Board of Township Trustees, Tully Township, Van Wert County, Ohio dated December 26, 2000, filed for record December 29, 2006 at 9:49 a.m. in Volume 326, Page 676 of the Van Wert County, Ohio, Official Records. (Pt Tract 1) (copy attached)
23. Right-of-Way Easement granted to the Board of the Van Wert County Commissioners dated April 2, 1999, filed for record April 6, 1999 at 2:57 p.m. in Volume 231, Page 307 of the Van Wert County, Ohio, Official Records. (Pt Tract 1) (copy attached)
24. Oil, Gas, and Storage Lease granted to Belden & Blake Corporation dated September 22, 1981, filed for record October 5, 1981 at 1:22 p.m. in Volume 34, Page 70 of the Van Wert County, Ohio, Lease Records (Tract 1); Affidavit of Noncompliance May 4, 2000, filed for record May 8, 2000 at 3:55 p.m. in Volume 248, Page 1909 of the Van Wert County, Ohio, Official Records. (Pt Tract 1) (copies attached)
25. Oil and Gas Lease granted to The Ohio Oil Co. dated June 1, 1903, filed for record July 1, 1903 at 8:30 a.m. in Volume 13, Page 581 of the Van Wert County, Ohio, Lease Records. (Tract 1) (copy attached)
26. Easement granted to the Van Wert County Commissioners, dated February 8, 1968, filed for record March 27, 1968 at 10:43 a.m. in Volume 2, Page 1071 of the Van Wert County, Ohio, Easement Records. (Tract 2) (copy attached)
27. Easement granted to American Telephone and Telegraph Company, dated May 13, 1965, filed for record May 21, 1965 at 11:11 a.m. in Volume 2, Page 181 of the Van Wert County, Ohio, Easement Records. (Tract 4) (copy attached)
28. Journal Entry- Appropriation of Easements, etc filed for record May 10, 1967 in Volume 180, Page 774 of the Van Wert County, Ohio, Deed Records. (Tract 4) (copy attached)
29. Memorandum of Wind Energy Lease and Agreement with Grant of Easements granted to Paulding Wind Farm II LLC dated October 8, 2010, filed for record November 18, 2010 at 1:49 p.m. in Volume 541, Page 2249 of the Paulding County, Ohio, Official Records; Assignment and Assumption Agreement granted to Paulding Wind Farm IV LLC dated July 5, 2011, filed for record July 6, 2011 at 2:33 p.m. in Volume 546, Page 529 of the Paulding County, Ohio, Official Records; Assignment and Assumption of Wind Energy Lease and Agreement with Grant of Easements dated January 3, 2012, filed for record January 20, 2012 at 2:59 p.m. in Volume 549, Page 1038 of the Paulding County, Ohio, Official Records. (Tract 5) (copies attached)
30. Right-of-Way Easement granted to Michigan Gas Transmission Corporation, dated March 24, 1936, filed for record April 15, 1936 at 2:00 p.m. in Volume 124, Page 172 of the Paulding County, Ohio, Deed Records. (Tract 5) (copy attached)
31. Right of Way granted to The Buckeye Pipe Line Company, dated February 2, 1925, filed for record April 27, 1925 at 9:05 a.m. in Volume 4, Page 241 of the Paulding County, Ohio, Lease Records. (Tract 5) (copy attached)
32. Right of Way granted to The Buckeye Pipe Line Company, dated October 27, 1924, filed for record March 5, 1925 at 10:00 a.m. in Volume 4, Page 221 of the Paulding County, Ohio, Lease Records. (Tract 5) (copy attached)
33. Easement granted to The North Western Ohio Light Company, dated October 14, 1916, filed for record October 12, 1917 at 2:30 p.m. in Volume 4, Page 17 of the Paulding County, Ohio, Lease Records. (Tract 5) (copy attached)

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Schedule B-Section II
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File Number: 160482 REVISED

34. Oil and Gas Lease granted to Aetna Drilling Company, dated April 16, 1924, filed for record June 23, 1924 at 2:35 p.m. in Volume 4, Page 123 of the Paulding County, Ohio, Oil and Gas Lease Records. (Tract 5) (copy attached)
35. Deed of Easement granted to The Ohio Power Company, dated May 18, 1935, filed for record June 14, 1935 at 11:00 a.m. in Volume 5, Page 439 of the Paulding County, Ohio, Lease Records. (Tract 5) (copy attached)
36. Memorandum of Wind Energy Lease and Agreement with Grant of Easements granted to Paulding Wind Farm II LLC dated August 19, 2010, filed for record September 21, 2010 at 1:50 p.m. in Volume 540, Page 1451 of the Paulding County, Ohio, Official Records; Assignment and Assumption Agreement granted to Paulding Wind Farm IV LLC dated July 5, 2011, filed for record July 6, 2011 at 2:33 p.m. in Volume 546, Page 529 of the Paulding County, Ohio, Official Records; Assignment and Assumption of Wind Energy Lease and Agreement with Grant of Easements dated April 20, 2012, filed for record April 20, 2012 at 2:56 p.m. in Volume 550, Page 2291 of the Paulding County, Ohio, Official Records. (Tracts 6, 7 & 11) (copies attached)
37. Memorandum of Wind Energy Lease and Agreement with Grant of Easements granted to Paulding Wind Farm IV LLC dated June 28, 2011, filed for record July 12, 2011 at 1:15 p.m. in Volume 546, Page 923 of the Paulding County, Ohio, Official Records. (Tracts 8, 9 & 10) (copy attached)
38. Rights of the public and the County of Van Wert in and to that portion of subject premises lying within the right of way of Feasby-Wisener Road and Mentzer Church Road (Tract 1); Mentzer Church Road (Tracts 2 & 3); Feasby-Wisener Road, Lare Road and US Route 30 (Tract 4).
39. Rights of the public and the County of Paulding in and to that portion of subject premises lying within the right of way of County Road 94 and State Route 49 (Tract 5); County Road 71 (Tract 6); County Road 71 and County Road 82 (Tract 7); County Road 124 (Tracts 8, 9 & 10); County Road 87 (Tract 11).
40. Notwithstanding the reference to acreage or square footage in the description set forth in Exhibit A hereof, this commitment/policy does not insure nor guarantee the acreage or quantity of land set forth therein.
41. Oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.

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